

## Message Text

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13

ACTION EA-14

INFO OCT-01 ADP-00 PM-07 NSC-10 SS-15 RSC-01 CIAE-00

INR-10 NSAE-00 PRS-01 RSR-01 OMB-01 /061 W

----- 128964

R 040723Z SEP 73

FM AMEMBASSY TOKYO

TO SECSTATE WASHDC 6465

INFO SECDEF WASHDC

DA WASHDC

CINCPAC HONOLULU HI

COMUSJAPAN FUCHU JAPAN

CDRUSARJ CP ZAMA JAPAN

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E.O. 11652: N/A

TAGS: MARR JA

SUBJECT: SANNO HOTEL CASE

REF: TOKYO 7485 DTG 130820Z JUL 72

SUMMARY: JAPANESE COURT HAS ORDERED SANNO HOTEL RETURNED TO ITS PRIVATE OWNER. DESPITE GENERALLY BLEAK PROSPECT OF RETAINING LEASE, GOJ HAS ASSURED US THAT ALTERNATIVE FACILITY WILL BE FOUND IF COURT APPEALS ULTIMATELY FAIL. END SUMMARY.

1. TOKYO DISTRICT COURT RULED AUGUST 29 THAT GOJ MUST RETURN SANNO HOTEL, WHICH IS NOW BEING USED AS US MILITARY TRANSIENT BILLETING AND RECREATIONAL FACILITY IN TOKYO, TO ITS OWNER, DAI ICHI HOTEL CO.

2. SANNO HOTEL HAS BEEN USED BY US FORCES SINCE 1946. IN 1969 DAI ICHI HOTEL CO. REFUSED TO RENEW GOJ RENTAL CONTRACT ON FACILITY AND ASKED COURTS FOR ITS RETURN. TOKYO COURT RULING AGAINST GOJ WAS EXPECTED, BUT DFAA PLANS APPEAL THROUGH HIGHEST COURT LEVEL IN JAPAN.

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3. IN MEANTIME, PREFERRED ALTERNATIVE TO SANNO,  
CONSTRUCTION OF NEW HOTEL ON AKASAKA PRESS CENTER SITE  
AT HARDY BARRACKS, IS NO LONGER POSSIBLE BECAUSE OF  
CHANGE IN LOCAL ZONING.

4. ACCORDING TO DFAA, IN CASE OF ULTIMATE ADVERSE  
RULING AT HIGHEST COURT LEVEL, THERE REMAINS REMOTE  
POSSIBILITY THAT OWNER WOULD CONSIDER RENEGOTIATED  
RENTAL CONTRACT AT MUCH HIGHER RATE, WHICH GOJ WOULD  
HAVE TO PAY. HOWEVER, DAI ICHI HOTEL CO. HAS ALREADY  
ANNOUNCED TO JAPANESE PRESS ITS PLANS TO CONSTRUCT NEW  
1100 ROOM HOTEL ON SANNO SITE WHOSE VALUE HAS RISEN TO  
APPROXIMATELY THIRTY MILLION DOLLARS.

5. NEVERTHELESS, DFAA HAS ASSURED US THAT, EVEN IF  
DAI ICHI REMAINS ADAMANT, US FORCES WOULD NOT HAVE TO  
VACATE UNTIL SUITABLE REPLACEMENT FACILITY CAN BE  
FOUND.  
SHOESMITH

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## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** ARMED FORCES, SANNO HOTEL, LEASED BUILDINGS, MILITARY BASES  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 04 SEP 1973  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** RELEASED  
**Disposition Approved on Date:**  
**Disposition Authority:** golinofr  
**Disposition Case Number:** n/a  
**Disposition Comment:** 25 YEAR REVIEW  
**Disposition Date:** 28 MAY 2004  
**Disposition Event:**  
**Disposition History:** n/a  
**Disposition Reason:**  
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**Enclosure:** n/a  
**Executive Order:** N/A  
**Errors:** N/A  
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**Reference:** TOKYO 7485 DTG 130820Z JUL 72  
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**Review Content Flags:**  
**Review Date:** 09 NOV 2001  
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**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** SANNO HOTEL CASE  
**TAGS:** MARR, JA, US  
**To:** STATE  
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